



County of Fairfax, Virginia

**2014 Planning
Commission**

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Clerk

September 23, 2014

Sara V. Mariska
Walsh Collucci
2200 Clarendon Blvd.
Thirteenth Floor
Arlington, Virginia 22201-3359

**RE: CSP 2006-SU-007 – Timber Ridge at Discovery Square, Inc.
Sully District**

Dear Ms. Mariska:

This will serve as your record of the Planning Commission's action on CSP 2006-SU-007, an application by Timber Ridge at Discovery Square, Inc., in the Sully District.

On Thursday, September 18, 2014, the Planning Commission voted 11-0 (Commissioner Sargeant was absent from the meeting) to approve CSP 2006-SU-007, subject to the development conditions dated September 4, 2014, as attached.

Also attached for your information is a copy of the verbatim excerpt from the Planning Commission's action on this application. Should you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,

Jill G. Cooper, AICP
Executive Director

Attachments (a/s)

cc: Michael R. Frey, Supervisor, Sully District
John L. Litzenberger, Planning Commissioner, Sully District
Joe Gorney, Staff Coordinator, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ)
Robert Harrison, ZED, DPZ
September 11, 2014 Date File

To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.



**APPROVED DEVELOPMENT CONDITIONS
CSP 2006-SU-007**

September 4, 2014

If it is the intent of the Planning Commission to approve CSP 2006-SU-007, located at Tax Map 24-4 ((7)) B, C, E, F, and 94 and Tax Map 24-4 ((1)) 6H for a Comprehensive Sign Plan, pursuant to Section 12-210 of the Fairfax County Zoning Ordinance, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. The materials, colors, design, typography, use of logos, size, and location of the proposed signs shall be in substantial conformance with the "Discovery Square Blocks 4, 5, & 6" Comprehensive Sign Plan prepared by VIK Virginia LLC and dated January 2014, as revised through August 12, 2014. Minor deviations in sign location, design, and area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Sign Plan. All four sides of the signs shall be faced with brick.
2. This Comprehensive Sign Plan is granted for and runs with the land indicated in this application and is not transferable to other land.
3. All signs, including support structures and concrete footers, shall be located outside of Fairfax County Water Authority easements. Any proposed work within existing water main easements shall require review and prior approval of the Fairfax County Water Authority.
4. Any external illumination of the signs shall be in conformance with the performance standards for glare as set forth in Part 9 of Article 14 of the Zoning Ordinance.
5. The signs shall include permanent plantings around the signs as generally depicted on the Comprehensive Sign Plan. All plant materials located near the signs shall be maintained regularly to prevent overgrowth from obstructing the visibility of the signs. Plant species depicted on the Comprehensive Sign Plan are representative only. Species shall be primarily native to the Middle Atlantic region and not known to have invasive tendencies.
6. The signs shall be located so as not to restrict sight distances for drivers entering or exiting travel intersections, aisles, or driveways.
7. All street signs, including directional, parking, and street name signs, shall comply with the location and sign distance standards of the Virginia Department of Transportation (VDOT). The approval of this

Comprehensive Sign Plan in no way supersedes any approval required by VDOT for signs located on the property.

The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that commission.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. A sign permit must be obtained from Fairfax County for the signs erected pursuant to this Comprehensive Sign Plan. The applicant shall be responsible for obtaining the required sign permit through established procedures.

Planning Commission Meeting
September 18, 2014
Verbatim Excerpt

CSP 2006-SU-007 – TIMBER RIDGE AT DISCOVERY SQUARE, INC.

After Close of the Public Hearing

Chairman Murphy: Without objection, the public hearing is closed – recognize Mr. Litzenberger.

Commissioner Litzenberger: Thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION APPROVE CSP 2006-SU-007, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED SEPTEMBER 4TH, 2014.

Commissioners Flanagan and Hart: Second.

Chairman Murphy: Seconded by Mr. Flanagan and Mr. Hart. Is there a discussion of the motion? All those in favor of the motion to approve CSP 2006-SU-007, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

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(The motion carried by a vote of 11-0. Commissioner Sargeant was absent from the meeting.)

JLC